

**TOWN MANAGER**  
Ken Deal

**TOWN CLERK**  
Pamela Mills

**TOWN ATTORNEY**  
Tom Brooke



**MAYOR**  
Charles Seaford

**TOWN COUNCIL**  
Don Bringle  
Arthur Heggins  
Brandon Linn  
Rodney Phillips  
Steve Stroud

**CHINA GROVE PLANNING BOARD MEETING  
ELECTRONIC MEETING  
Minutes of Regular Meeting  
Tuesday, November 10, 2020**

The China Grove Planning Board met electronically on Tuesday, November 10, 2020 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

**Planning Board Members Virtually Present:** David Morton, Chairman  
Butch Bivens, Vice Chairman  
Brie Bivens-Hager  
Rodney Phillips  
Natalie Morgan

**Planning Board Members Absent:** Jason Hinson  
Jason Higgins

**Staff Virtually Present:** Pamela Mills, Town Clerk  
Franklin Gover, Assistant Town Manager

**Visitors Virtually Present:** Brent Engelhardt, Connie Engelhardt, Beth Engelhardt

**Roll Call and Recognition of Quorum**

Chairman Morton called the meeting to order at 7:00 PM. The presence of a quorum was recognized at that time.

**Approval/ Corrections of Minutes**

Mrs. Morgan made the motion to approve the October 8<sup>th</sup>, 2020 minutes. Mrs. Bivens-Hager seconded the motion, upon roll call vote Mr. Bivens voted yes, Mr. Phillips voted yes, Chairman Morton voted yes. (5-0)

**Adoption of Agenda**

Mr. Phillips made the motion to adopt the agenda. Mrs. Bivens-Hager seconded the motion, upon roll call vote Mrs. Morgan voted yes, Mr. Bivens voted yes, Chairman Morton voted yes. (5-0)

**Public Comment**

None

**Public Hearings**

333 N Main Street, China Grove, NC 28023 | Phone (704) 857-2466 | Fax (704) 855-1855

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*Please Note: Due to the current State of Emergency no Board action on public hearing items will occur if a virtual meeting is used to conduct the public hearing. The item will be continued and the public will have 24 hours from the end of the meeting to provide comments on the public hearing item.*

**2020-SP-01; Engelhardt – Expansion to Old Town Soap Co.**

Chairman Morton stated Mrs. Morgan is the designer of the project and will have to recuse herself from the vote on Thursday. He stated he is an adjacent property owner and received a notice of the expansion. He stated he did not feel like he would benefit financially from the project and did not feel he needed to recuse himself from the vote. Mr. Gover stated the applicant is proposing a 3,700 square foot addition to the rear of the existing building located at 104 South Main Street also know as Rowan County Tax Parcel 102 122. He stated the building currently houses the Old Town Soap Co.; a retail use originally permitted in 2016. He stated this parcel is an interior parcel and this will be important when you look at the elevations. He stated Chairman Morton received notice due to being within 100 feet of the subject parcel. He stated this parcel is within our Central Business district which allows retail uses up to 15,000 sq. ft. by right. He stated the parcel is located in the Town Center future land use category of the Land Use Plan. He stated this project aligns with the Land Use Plan. He stated the setbacks in the Central Business district is zero on the front and sides, and the rear setbacks are 25 ft. He stated due to this project being located in the Central Business District there is no required landscaping for this project or new parking infrastructure. He stated the proposed addition is brick and located behind the original building not affecting the front façade. He stated since this is not a corner parcel there is not a requirement to have windows spaced in a certain ratio. He stated the loading area is off set and recessed from the back of the building. He stated it is screened from the Centerview Street side. He stated this is not a requirement but beneficial. He stated the applicant is proposing a metal cornice to meet the ordinance requirement for screening the roof mounted equipment.

Chairman Morton opened the public hearing.

Mrs. Morgan stated this expansion was designed to give more space for product production. She stated the retail shop is doing well and they need a larger area to fill online orders. She stated the design was done to keep the area aesthetically pleasing while working with the contents in the town.

Chairman Morton stated it looks to him if a tractor trailer came up to the loading dock it would extend into the public alleyway. He asked would they need trucks that large delivering. Mrs. Morgan stated most of the delivery trucks are box trucks or smaller type trucks. She stated most are UPS and FedEx trucks and are as often as twice a week. Chairman Morton asked what type of material is being used. Mrs. Morgan stated a low bearing masonry structure.

Mr. Bivens asked who owns the alleyway and who is responsible for maintaining it. Mr. Gover stated this is a private alleyway and the deeded property owners are responsible for maintaining it.

Mr. Engelhardt stated our business has done well and they have a lot of products being sold wholesale and online. He stated we lack the space to function much longer in our current space. He stated we have a lot more office requirements, picture taking and the need for more storage. He stated this expansion would help with the operations of the business. Chairman Morton asked if there is a cover over the court yard. Mr. Engelhardt stated there is a cover to allow us to go back and forth between both buildings fully covered with the product so we don't risk getting anything wet.

Mr. Gover read aloud the following written comment:

Conrad Engelhardt 1710 W Ave L-4, Lancaster, CA 93534

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As an owner of a building adjacent to the property on which the Site Plan Approval is being requested, I am pleased to support the project. Growth of commercial activity will benefit China Grove's property owners and citizens.

I know that the applicant has already made significant contributions to the progress and welfare of China Grove.

Chairman Morton recessed the public hearing until Thursday, November 12th, 2020 at 7:00 PM to allow for the 24-hour written public comment requirement.

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David Morton  
Chairman

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Pamela L. Mills, CMC  
Town Clerk